



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(29-34)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		73	78
		EU Directive 2002/91/EC	



## STAINFORTH ROAD, WALTHAMSTOW

£2,000 Per Calendar Month  
 1 Bed Flat



### Features:

- Available July
- One Bedroom
- Period Conversion
- Original Wood Floors
- Eat In Kitchen
- West Facing Garden
- Moments from the Charming Walthamstow Village
- Stone's Throw Away From Walthamstow Central Station

This bright and generously proportioned one-bedroom apartment is enviably located close to Walthamstow Central, placing you just moments from the youthful energy of Hoe Street and its wealth of shops, cafés, and cultural spots. You're also within easy reach of the charming Walthamstow Village and leafy tranquillity of Lloyd Park, giving you the perfect balance between urban convenience and green space.

Set on the ground floor of a period conversion, the home blends timeless character with modern comfort. The dine-in kitchen creates a hub for hosting, there a separate utility area, while the private rear garden offers a peaceful retreat.

REQUEST A VIEWING  
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#### IF YOU LIVED HERE...

You'll love this fantastic spot right in Walthamstow Central, where it's easy to explore neighbouring areas such as Poet's Corner, Lloyd Park, and Walthamstow Village. Within a five-minute walk, you've got everything from a multiscreen cinema and the ultra-convenient Victoria Line to award-winning restaurants in the Walthamstow Village conservation area and the nationally renowned Soho Theatre Walthamstow.

At home, enjoy spreading out over 573 square feet of space, with a smart layout that places your bright reception room and bedroom at the front, and the kitchen-diner and bathroom at the rear. The reception room has been beautifully finished, with neutral décor, generous bay windows, timber flooring, and a fireplace alcove, all combining to create a light-filled, welcoming space. The dine-in kitchen balances traditional style with modern touches, featuring glossy worktops, integrated appliances, and a

pop of cheerful yellow. This theme continues in the bathroom, which boasts spotless fittings.

Your west-facing garden is accessed via the handy utility area at the rear. The lawn and mature trees make it the perfect place to relax. There's also an abundance of green space nearby, including Lloyd Park, Hollow Ponds, Fellowship Square, and the Walthamstow Wetlands.

Walthamstow Central tube is just minutes away, meaning you can hop on the Victoria Line or Overground and be in the West End or City in less than half an hour.



#### WHAT ELSE?

- Walthamstow Central has brilliant amenities, including Forest Cinema, the chains found in the 17&Central shopping centre, and the Soho Theatre Walthamstow.
- You got more ome entertainment at the wonderfully eclectic Trades Hall, a favoured spot for renowned comedians to perform warm-up sets. Ye Olde Rose & Crown also puts on some excellent shows, including annual pantos. Both venues are a short stroll away.
- A few minutes away on Orford Road, you'll find everything from lifestyle boutiques like Pavement and Word to unique grocery stores such as the award-winning Eat 17 and gorgeously curated Bora & Sons. Lunch on the go? You'll be pleased to have poke bowl specialist Peeld, Orford Fish and Chips and the Village Bakery so nearby. Treat dinner? Look no further than Ruff's Bistro.

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